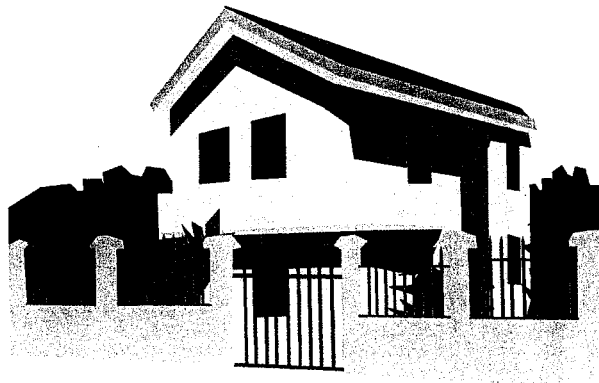


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# **City of Milpitas**

## **Draft Consolidated Annual Performance & Evaluation Report (CAPER)**

**July 1, 2005 – June 30, 2006**



**COMMUNITY DEVELOPMENT BLOCK GRANT  
(CDBG)**

# City of Milpitas

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**CITY OF MILPITAS**  
**CONSOLIDATED PLAN ANNUAL PERFORMANCE EVALUATION REPORT**  
**(CAPER)**  
**JULY 1, 2005-JUNE 30, 2006**

**Introduction**

Pursuant to the Department of Housing and Urban Development (HUD) funding requirements and in conformance with 24 CFR Part 91.520 Performance Report, City of Milpitas has prepared and will be recommending approval its 2005-2006 Consolidated Annual Performance Evaluation Report (CAPER). The CAPER describes: 1) the City's low and moderate income housing and community development activities carried out during the past fiscal year 2005-2006, 2) the funding resources that were made available for low income activities, and 3) the number of low income households who received assistance with housing related needs.

The CAPER also evaluates the City's overall progress in carrying out those priority projects that were identified in the approved Five Year (2002-2007) Consolidated Plan and One-Year Action Plan. To date, Milpitas has met its overall one-year goals and will be on target to meet its goals for the Five-Year Consolidated Plan. Milpitas will be submitting its Five-Year Consolidated Plan (2007-2012) to HUD in June 2007.

**Summary of the Consolidated Plan Annual Performance Report:**

The CAPER'S Narrative Report consist of the following:

- 1) Summary of Accomplishments
- 2) Resources Made Available/Leveraging Resources
- 3) Status of the Actions Taken During the Year to Implement the City's Goals and Objectives
- 4) Affirmatively Furthering Fair Housing
- 5) Accomplishments (Households and Persons Assisted)
- 6) The City's Self- Evaluation on the Progress made in Addressing and Identifying the Priority Needs and Objectives
- 7) Citizens Comments and Public Review

**Public Review of the CAPER**

The CAPER was made available for public review and comments for a 15-day public review period from **August 24, 2006 to September 8, 2006**. Copies were sent out to CDBG Service Providers and all interested parties. Copies are also made available in the Milpitas Public Library and Public Service Counter at Milpitas City Hall. The Milpitas City Council will hold a public hearing on the Draft CAPER on **Tuesday, September 19, 2006 at Milpitas City Hall, 455 E. Calaveras Blvd. at 7:00 p.m.** After the public hearing and public review and comment period, a copy of the CAPER along with the

Financial Summary Grantee Performance Report, Summary of Housing Accomplishments and Integrated Disbursement and Information System (IDIS) reports will be forwarded to HUD by September 29, 2006. Public Notice of the CAPER public review and comments period and the City Council's public hearing will be advertised in the Milpitas Post, along with letters to Public Service and Housing Providers and other interested parties (including a draft copy of the CAPER) will be mailed.

### Geographic Distribution

The specific geographic areas in which the City of Milpitas provided direct assistance with CDBG funds during the 2005-2006 fiscal year contains a high concentration of minority population including Asians, Hispanics and Blacks households. The rationale for targeting these areas for allocating CDBG funds are based on financial, social and economic needs of several working class neighborhoods. Neighborhoods such as Sunnyhills, Selwyn, Shirley and Dempsey Road with high concentration of minority populations have benefited from the allocation of CDBG funds such as: Housing Rehabilitation Loan Program, Milpitas Food Pantry, Milpitas Recreation Assistance Program (which combined the After School and Summer Stay and Play Programs), Filipino American Opportunity Development Corporation, Indo-American Community Center, Asian American Recovery Services, Project Sentinel and Milpitas Senior Center Improvements.

Attached is a copy of the Community 2020 GIS Mapping, which identifies the Concentration of Minority Populations within Milpitas. CDBG funds have been targeted for these areas with minority concentration.

### 1. SUMMARY OF ACCOMPLISHMENTS

The City of Milpitas uses a variety of funds to support and provide affordable and supportive housing activities during the past fiscal year. Milpitas receives direct federal funds (\$670,852 FY 2005-2006) from the CDBG Program and \$789,930 Program Income from the Housing Rehabilitation Program (Revolving Loan Fund). Milpitas continues to support and encourage the Housing Authority of Santa Clara County efforts to obtain Section 8 vouchers for Milpitas residents. To date, Housing Authority has identified 659 Section 8 tenants in Milpitas and 20 residents on the waiting lists.

Milpitas Redevelopment Agency continues to provide funding (acquisition, construction, low interest rate loans, grants, etc.) for affordable housing. Milpitas has allocated redevelopment agency funds (\$650,000) to participate in the County of Santa Clara Housing Trust Fund, which is a joint effort among Santa Clara Valley Manufacturing Group, local cities and County of Santa Clara to provide over 5,000 affordable housing units to the Silicon Valley workers and the homeless population.

Milpitas is also considering participating in the Housing Trust Fund "2+2=2000" Campaign, designed to raise up to an additional \$2 million in local donations (matching

grant dollar-for dollar by Proposition 46 funds), which will help 2,000 more families' find affordable housing in Santa Clara County. Milpitas provides funding to 23 different non-profit agencies for housing and supportive services within Milpitas and Santa Clara County. These agencies are partially funded through the CDBG Program as well as other private and public agencies and institutions.

The following table summarizes Milpitas affordable housing projects for very low, low and moderate-income households:

**MILPITAS AFFORDABLE HOUSING**  
**EXISTING**

<b>AFFORDABLE HOUSING PROJECTS</b>	<b><u># of Units</u></b>	<b><u>Very Low</u></b>	<b><u>Low</u></b>	<b><u>Moderate</u></b>
• Crossing Apartments	468	94	N/A	N/A
• Montevista Apartments	306	77	76	153
• Parc Metropolitan	450	N/A	10(*)	18(*)
	N/A	35(**)	33(**)	
• Summerfield Homes	110	N/A	22 (***)	N/A
• Terrace Gardens (Senior Units)	150	150	N/A	N/A
• Parc Place	285	18	6	34
<b>TOTAL:</b>	<b>1,769</b>	<b>339</b>	<b>149</b>	<b>238</b>

(\*) Townhomes

(\*\*) Apartment/Rental Units

(\*\*\*) Single Family Homes

**% OF AFFORDABLE UNITS: 41 %**  
**# OF AFFORDABLE HOMES: 118**  
**# OF AFFORDABLE APARTMENT UNITS: 618**  
**TOTAL NUMBER OF AFFORDABLE UNITS: 726**

A summary of the Milpitas housing accomplishments is presented below:

**Affordable Housing Programs and Opportunities**

1. Milpitas has completed negotiations and approved **“Parc Place” a 285-unit for-sale development with 58 affordable units (18 very low, 6 low and 34 moderate-income)**. Milpitas has prepared long-term affordability restriction legal documents approved by the City Council. Milpitas has provided **\$3.7 million** in financial assistance for this project, which includes \$98,000 (VL) and \$35,000 (L) down payment assistance for First-Time Homebuyers and **\$1.8 million** to assist the developer on impact fees.
2. Milpitas has negotiated and approved **“Town Center Residential Development” a 65-unit for-sale development with 16 affordable units (moderate-income)**. Milpitas will prepare long-term affordability restriction legal documents approved by the City Council. Milpitas will provide **\$1 million in financial assistance** for this project, which includes **\$800,000 in down payment assistance** for First-time Homebuyers and **\$200,000 for the rehabilitation of 4 units (VL)** outside of the project area.
3. Milpitas has negotiated and approved **“Centria Development” a 464-unit for-sale development with 93 affordable units (22 VL, 4 L and 67 moderate-income)**. Milpitas will prepare long-term affordability restriction legal documents approved by the City Council. Milpitas will provide **\$1.1 million financial assistance** for this project, which includes **\$770,000 in down payment assistance** for First-time Homebuyers and **\$369,560** for developer impact fees.
4. Milpitas has negotiated and approved **“De Vries Place” a 102 unit Senior Housing Development with Mid-Peninsula Housing Coalition**. All 102 units will be affordable to extremely low, very low and low-income seniors. Milpitas will provide **\$15.6 million in financial assistance** for this project. Part of the financial assistance will include **\$5 million from KB Homes** and **\$1 million from the County of Santa Clara**. The developer has also received \$17+ million in tax credit with the assistance support from the City of Milpitas. Construction will start in July/August 2006 with an estimated occupancy date of Spring 2007.
5. Milpitas has negotiated and approved **“KB Homes Terra Serena Development” a 681-unit for-sale development with 110 affordable units (moderate-income)**.

6. Advertising has begun on the first 25 affordable units. Milpitas will prepare long-term affordability restriction legal documents approved by the Milpitas City Council. Milpitas will provide approximately **\$8 million in financial assistance** for this project, includes down payment assistance and other costs. The developer has also provided \$5 million contribution towards the Senior Housing Project
7. Milpitas has negotiated and approved the **acquisition and rehabilitation of a Single-Family Residence for Senior Housing Solution to accommodate 5 extremely low-income seniors**. Milpitas will provide **\$500,000 in financial assistance** for this project. Funds from the Milpitas Redevelopment Agency (\$250,000), CDBG Program (\$150,000) and the Housing Trust Fund of Santa Clara County (\$100,000 donated by the City of Milpitas) will assist in the financial leveraging for this project.
8. The approval of **5 Single-Family Housing Rehabilitation Loans** to very low and low-income households within Milpitas. A total of **\$549,122** of CDBG funds was used to rehabilitate single-family homes within the community. Additional Program Income funds were also used to assist this program.
9. Milpitas is currently negotiating with five separate housing developers on an additional **948 units**, in which it is anticipated that **20% of the units (276)** will be affordable to low and moderate-income households.
10. Milpitas has allocated **\$650,000** from its Redevelopment Agency 20% set-aside housing funds to **Housing Trust Fund of Santa Clara County** as part of the \$20 million goals to provide affordable housing to **5,000 families in Santa Clara County**. The \$20 million will be leveraged with a goal of raising \$200 million to provide housing for first-time homebuyers, affordable rental homes, and homeless shelters and housing support assistance. An additional \$150,000 was allocated this year from the City of Milpitas to the Housing Trust Fund.

To date, thirty one (31) Milpitas residents have benefited from low interest rate loans (to become first-time homebuyers) from the Housing Trust Fund.

10. **Mobilehome Park Rent Control Ordinance-** Milpitas continues to maintain and monitor the **572-mobilehome units** located within four mobilehome parks, which are regulated by the 1992 City's Rent Control Ordinance which guarantees long term affordability. The majority of residents (72%) living in these mobilehome parks are senior citizens over the age of 60+ years old.
11. Milpitas has adopted the **Midtown Specific Plan**, which is proposing a range of approximately **4,000-5,000 new dwelling units**, in which a large majority of multi-family units will have a minimum density of 40 dwelling units/per acre and up to 60 dwelling units/per acre for sites located within a ¼ mile of three light rail transit



stations. Milpitas housing policy is to require 20% of the total number of developed housing units to be affordable.

12. **Milpitas General Plan Housing Element** identifies policies, goals and objectives to further affordable housing opportunities, which has been submitted to the State of California, Department of Housing and Community Development (HCD) for review and certification of compliance with State Housing Laws. Milpitas next Housing Element will be due in June 2009 (State of CA-Department of Housing and Community Development (HCD) has set the submittal date back by two years).
13. **County of Santa Clara Fair Housing Task Force**-City of Milpitas is participating in the formation of a countywide Fair Housing Task Force with other jurisdictions within Santa Clara County. The initial meeting on May 30, 2003 in Sunnyvale was conducted to discuss: 1) mission statement and focus of the duties of the proposed Task Force, 2) the composition and representation, and 3) the next appropriate steps. Future meetings are scheduled.
14. **Transit Area Specific Plan**-Preparation of a report for 400+ acres around the light rail and future Montague/Capital Bart station in Milpitas for specific types of land uses, streetscape, design guidelines, and high-density residential development within ¼ mile of the light rail and BART stations. High-density residential development would allow up to 60 dwelling units per acre. The Transit Area Specific Plan has the potential to for **5,000 to 7,000 additional dwelling units in Milpitas.**

#### **Met or Exceed 3-5 Year Goals and Expectations for Affordable Housing**

Milpitas appears to be on target to meet and exceed its goals and expectations for affordable housing identified with the Consolidated Plan:

- a. Milpitas currently has **726** affordable housing units with long-term affordability restriction agreements for low and moderate-income households and senior citizens. The types of units include single family, attached townhomes and multi-family rental. An additional **616** affordable housing units with long-term restrictions agreements has been proposed and/or approved by the City of Milpitas. Upon completion of construction, a total of **1,342** affordable housing units will be available for very low, low and moderate-income households.

The City of Milpitas is currently negotiating /reviewing four in-house development projects. Currently, five projects have been approved. If the remaining six projects are approved, Milpitas will have **2,386 additional housing units, including 616 affordable units.**

<u>Projects</u>	<u># of Units</u>	<u>Proposed Affordable Housing Units</u>
Town Center Condominiums (*)	65	16
Apton Plaza Apartments (*)	93	19
The Californian Towers	177	35
Paragon	147	29
K&B Homes (*)	681	110
South Main Street	163	33
Milpitas Senior Housing (*) (+)	103	102
Centria (*)	464	93
Baystone Development	387	77
Single-Family Residents (**)	5	5
Aspen Family Apartments	101	101
<b>Total:</b>	<b>2,386</b>	<b>616</b>

(\*) Approved Projects

(+) Milpitas has committed \$15.6 million towards this project.

(\*\*) City of Milpitas is providing \$500,000 towards the acquisition and rehabilitation of an existing single-family residence to accommodate 5 extremely low-income seniors.

**Note: Several Developers has revised housing development plans (reduction or added units from previous CAPER totals).**

Of the proposed 2,385 units, approximately 616 units will be affordable to very low, low and moderate-income households. As in the past with previous affordable housing projects, City of Milpitas will provide some form of financial assistance, waiver of certain development and park/open space fees to be paid by the City's Redevelopment Agency and consider any reduction in development standards (if necessary) to assist the project.

- b. Milpitas Redevelopment Agency (RDA) continues to provide funding as required by the 20% housing set-aside funds for affordability housing inside and outside of the project areas. During the past several years, RDA provided over \$ 35+ million in assisting developers in financing affordable housing units.

Affordable housing developers impact and park fees reimbursement to the City have been paid by the RDA along with other types of grants and very low interest rate loans to encourage and maintain long term affordability housing projects.

- c. Milpitas has assisted on the rehabilitation of 5 single-family homes for low-income residents. Ten more housing rehabilitation loans are presently being processed.

- d. Milpitas along with the Housing Authority of Santa Clara County and HUD has worked with the property owner of Sunnyhills Apartments to maintain the Section 8 contract for the 151 unit's at-risk of converting to market rate. The additional 151 Section 8 Program vouchers have been maintained for low-income tenants.
- e. Milpitas participated in Santa Clara County Housing Task Force to address housing needs and opportunities within the County. Milpitas is also participating in the newly formed Countywide Fair Housing Task Force.

#### **Met or Exceed 3-5 Year Goals and Expectations for Homelessness**

- a. Milpitas has allocated \$650,000 grant to the Housing Trust Fund of Santa Clara County to assist homeless population on obtaining affordable housing and support services. An additional \$150,000 was allocated this year. The \$500,000 allocated to the housing trust fund will be used to financially assist Mid-Peninsula Housing Coalition. For the development of the Milpitas Senior Housing project.
- b. Milpitas continues to provide funds for Emergency Housing Consortium, Catholic Charities, Support Network for Battered Women, Milpitas Food Pantry and Second Harvest Food Bank to provide housing and support services to the homeless population.
- d. Milpitas continues to work with local churches and homeless groups to provide food and shelter to the local homeless population.
- e. Milpitas continues to participate with CDBG Coordinators within Santa Clara County to address regional problems of homelessness (i.e. Santa Clara County Fair Housing Report, Housing Trust Fund, Homeless Survey and Housing Task Force).

#### **Met or Exceed 3-5 Year Goals and Expectations for Public Services (Non-Community Development Needs)**

Milpitas appears to be on target to meet or exceed its goals and expectations for providing a variety of public services (non-community development needs) identified within the five-year Consolidated Plan.

#### **Public Services Provided**

1. **Alum Rock Counseling Center (ARCC)**-ARCC provides 24 hour mobile crisis intervention counseling services for low-income minorities at-risk youths and their families residing in Milpitas. The services focuses on behaviors such as running away, chronic truancy and behavior parental control. Services are provided by culturally sensitive counselor who are available in person at the site of the crisis

within one hour. The services includes shelter referrals, use of community service and follow-up counseling. Milpitas provided **\$5,000** in CDBG funds to the program. A total of **15 very low-income persons** benefited from this program during the past year.

2. **Asian American Recovery Services (AARA)**-AARA provides substance abuse prevention, intervention and treatment services to Asian and Pacific Islander youth and their families residing in Milpitas. Services include outreach, engagement, intake & assessment, case management, individual & group counseling, social/recreational services. The program will be located at Milpitas High School. Milpitas provided **\$5,000** in CDBG funds for this program. A total of **115 Milpitas residents** benefited from this program during the past year.
3. **Catholic Charities of Santa Clara County (CCSCC)**-CCSCC provides shared housing services to single parent families' primary very low and low-income persons at-risk of becoming homeless. Almost all are female head households. CCSCC listing of services helps families find affordable housing by sharing. CCSCC also offers a case management and rental assistance program. Milpitas provided **\$5,000** of CDBG funds to this program during the past year. A total of **28 persons/14 households** benefited from the program during the past year.
4. **Catholic Charities Long Term Care Ombudsman Program (CCSCC)**-This program provides services to 6 long term care facilities through regular site visits by trained certified community volunteers, who will respond to complaints, mediate fair resolution to problems, and advocate for quality for care, quality for life and residents' rights for the 70 frail, chronically ill, primary elderly residents in those facilities. Milpitas provided **\$5,000** in CDBG funds to this program. A total of **70 elderly residents** benefited from this program during the past year.
5. **City of Milpitas Recreation Services Stay & Play After School Program**- Provides 50% subsidy for very low and low-income children to attend after school recreational care program. Includes recreational care to children during the summer non-school months. The program offers parents the ability to have their children in a safe, affordable program, which is supervised by well-trained staff. Milpitas provide **\$5,700** in CDBG funds to this program. Approximately **26 children** benefited from these services.
6. **City of Milpitas Recreation Services Camp Stay & Play**-Provides 50% subsidy to very-low and low-income children to attend summer recreational camp during non-school months. Includes recreational care in grades school 1<sup>st</sup> through 6<sup>th</sup>, when their parents are at work. Milpitas provided **\$5,500** in CDBG funds to this program. Approximately **20 children** will benefited from these services.

7. **City of Milpitas Recreation Assistance Program**-Provides 50% subsidy to very low and low-income youth and senior recreational programs, services and activities. Milpitas provided **\$5,000** in CDBG funds to this program. Approximately **360 youths and seniors** benefited from these services.
8. **Emergency Housing Consortium (EHC)**-This program provides shelter and support for homeless adults, youth and families from Milpitas. Programs include housing and education services to help clients overcome barriers to housing, employment, and self-sufficiency. EHC services ranges from emergency shelter to transitional programs for permanent housing and after-care services. Milpitas provided **\$5,000** in CDBG funds to this program. EHC provided **4,500 nights of shelter to 55 Milpitas residents**.
9. **Filipino Youth Coalition (FYC)**-Provides prevention and intervention services to Milpitas Russell Middle School and Milpitas High School. Services will include one-on-one peer counseling, monitoring of grades, and attendance, leadership and team building, life resiliency skills, character building and violence prevention. Milpitas provided **\$5,000** in CDBG funds to this program. Approximately **100 Milpitas youths** will benefit from these services.
10. **Indo Community Center- (ICC)**-IACSC provides diverse services such as networking, socialization, health awareness education, citizenship training language classes, basic computer skills, job training and referral for senior citizens living in Milpitas. This program provides critically needed services to low-income and disadvantaged senior immigrants from India. In order that seniors do not remain isolated, the Center makes efforts to invite their family members as well as local youth, children, and families living in Milpitas on at least one day, i.e. on Monthly Family Days to join the seniors so that all three generations participate in the seniors services. Services provided are language appropriate and culturally sensitive. Milpitas provided **\$5,000** CDBG funds for this program. A total of **60 low-income senior citizens** benefited from this program during the past year.
11. **Live Oak Adult Day Care Services**-This program specialized in adult day care services for frail and dependent at-risk senior residents, respite for family caregivers and provides nutritious meals and snacks. Services include counseling, referrals, and case management, support family members in their efforts to maintain their dependent senior relative in the family home. Milpitas provided **\$5,000** in CDBG funds to this program. A total of **8 Milpitas senior residents** benefited from this program the past year.

Milpitas also provided **\$4,500** of CDBG Program Administration Funds to assist **Live Oak Adult Day Care Services** in establishing the alliance of Day Care Providers website. The website will provide on-going collaborative among adult day care

providers to assist family caregivers who need assistance with caring for a frail, elderly person in the community setting.

12. **Milpitas Food Pantry-MFP** is a locally based program in Milpitas which provides monthly supplemental emergency supplies of food to low-income seniors (60%), single families (10%), single teenage mothers (5%) and battered women and their children. MFP collects, purchase and store food supplies to distribute. Milpitas has provided **\$14,927** of CDBG funds to this program. A total of **1,733 persons** benefited from this program during the past year.
13. **Milpitas Unified School District (MUSD)**-The Special Education Services provides adult supervision, job coaching and tracking of work experience opportunities in the community for severely handicapped teenagers in Milpitas High School. Milpitas provided \$5,000 in CDBG Funds to this program This program will benefit a total of **8 Milpitas High School handicapped students** in obtaining practical work experience.
14. **Next Door Solutions**- Provides shelter for up to 30 days for battered women and their children who are in immediate danger and have nowhere else to turn. Milpitas provided **\$5,000** in CDBG Funds to this project. This program benefited **129 Milpitas residents** would benefit from these services.
15. **Project Sentinel-PS** provides fair housing education and enforcement with landlord-tenant and dispute resolution services along with mortgage default, delinquency and pre-purchase counseling to Milpitas residents. Public education and outreach activities for both fair housing and landlord-tenant services includes Rent Watch, rental housing advice column, distribution of brochures, radio and television public service announcements, presentations and workshops. Milpitas provided **\$15,000** in CDBG Funds to this project. This program benefited **25 persons and 47 households** on fair housing issues and **33 persons and 11 households** for tenant/landlord mediation during the past year.

The Milpitas Redevelopment Agency will be providing **\$10,000** annual to Project Sentinel to support fair housing activities. **A total of \$25,000 will be provided for these services (FY 2006-2007)**

16. **Second Harvest Food Bank/Operation Brown Bag-SHFB** provides emergency funds to provide weekly food supplements to low-income households in nearly 72 neighborhoods in Santa Clara and San Mateo Counties. The program provided over 11,000 bags of food the past year. In Milpitas, approximately 280 members received 7 to 13 food items a week, as well as on-site nutrition classes and a newsletter each quarter, and volunteer opportunities. This program received **\$5,000** from CDBG and served over **340 households** during the past year. Most of the funds

for the food bank operation come from private contributions, and other charitable organizations.

17. **Senior Adults Legal Assistance (SALA)**-SALA provided free legal services to Milpitas elderly citizens. SALA provides services by appointments only at twenty-three Senior Centers throughout Santa Clara County, including the Milpitas Senior Center. SALA has served Milpitas seniors since 1979. SALA provides on-site intake sessions twice a month. Five half-hour session's appointments are available at each intake session for elderly to meet with SALA representative. Home visits are also available for those seniors who are homebound or reside in nursing homes. Milpitas provided **\$5,000** in CDBG funds to the program. A total of **38 senior citizens** benefited from these services during the past year. SALA also conducted a community education seminar at the Milpitas Senior Center for the benefit of senior citizens.
18. **Support Network for Battered Women**- Support Network for Battered Women provides peer and clinical counseling in both individual and group settings. This program also includes a 18-bed shelter, and counseling with a legal program that includes a temporary restraining order clinic, psycho-educational group and child care, and a community education program that includes outreach on teen dating and violence. The City of Milpitas received 55 domestic violence-related calls. This program also provides 24-hour comprehensive services for battered women and their children. Milpitas provided **\$5,000** in CDBG funds to the project. A total of **15 women and their children** benefited from this program during the past year.
19. **Vietnamese Voluntary Foundation (VVF)**-This program provides citizenship services for low-income seniors to enhance the quality of life for elderly adults of limited English proficiency to assist them and help assure that they are valuable members of the community. Milpitas provided \$6,406 in CDBG Funds for this program. A total of 25 Milpitas seniors benefited from these services during the past year.

#### **Non-Public Services Provided**

1. **City of Milpitas Housing Rehabilitation Program (HRP)**-The City of Milpitas Housing Rehabilitation Program provides housing rehabilitation loans to very low and low income Milpitas homeowners with the goals of preserving the neighborhoods through the conservation of the existing housing stock. The level of funding is based on a projection of 6-8 loans. Milpitas provided **\$549,122** in CDBG Funds to this program. A total of **5 households** benefited from this program during the past year. Program Income provided **\$789,930** additional funding for this program.

2. **Economic and Social Opportunities, Inc. (ESO)**-ESO goals are: 1) to prevent deterioration of existing affordable housing by providing minor home repairs services, improve home safety and increase housing opportunities for people with physical limitations, reduce the risk of carbon monoxide poisoning (by checking gas combustion appliances), improve energy efficiency and reduce utility cost for low income households. Program services are focused on very low-income households (less than 50% of median income) with particular emphasis on seniors, physically disabled, and female-headed households. Milpitas provided **\$60,000** in CDBG funds to this program. A total of **38 households** benefited from this program during the past year.
3. **City of Milpitas Senior Center**-This project involves the continuation of renovations and improvements at the Milpitas Senior Center. This phase of improvements includes facility roof replacement, seismic upgrades to ceiling and lighting and HVAC improvements for the Milpitas Senior Center. This project will allow services to be provided to Milpitas senior population with limited interruptions. Milpitas provided **\$30,000** in CDBG funds to the project. A total of **9,000 low and moderate seniors** will benefited from this project.
4. **Emergency Housing Consortium (EHC)**-This program provides emergency shelter, drop-in center and transitional housing for 400 homeless, runaway and throwaway youths in Santa Clara County. In addition, the proposed expansion of "Our House" will provide 5 units of affordable apartment housing for 20 youths. Milpitas provided **\$25,000** in CDBG Funds to this project. Upon completion, a total of **8 Milpitas youths** would benefited from this project.

## **2. RESOURCES MADE AVAILABLE**

Milpitas received \$670,852 in CDBG funds during FY 2005-2006 from housing and community development activities. Milpitas used these funds from the CDBG Program to carry out the activities identified in the Five-Year Consolidated Plan. All activities were carryout Citywide; there was no specific geographic concentration of resources. However, the specific geographic areas in which Milpitas have provided direct assistance with CDBG including Asians, Hispanics and Blacks households. The rationale for targeting these areas for allocating CDBG funds are based on financial, social, and economic needs of several working class neighborhoods.

On March 2 and April 19, 2005, Milpitas Community Advisory Commission (CAC) and City Council held public hearings to allocated \$670,852 of CDBG funds. The funds were used for a variety of public services, programs and activities. Subsequently, Milpitas Redevelopment Agency (RDA) has allocated over **\$35+ million** for existing (or under



construction) and proposed future affordable housing projects. The funding of these activities under this priority is consistent with the Consolidated Plan. The goals and objectives within the Consolidated Plan are on target to be met and in some cases will exceed expectations.

### **LEVERAGING OTHER RESOURCES**

Milpitas has fostered and created partnerships with For-Profit and Non-Profit Developers such as Bridge Housing Corporation, DKB Homes, RGC Parc Metropolitan, Montague Parkway Associates, Mid-peninsula Housing Coalition, Shapell Industries of Northern CA, KB Homes to invest millions of dollars to develop **1,342 affordable housing units**. **Mid-Peninsula Housing Coalition will provide approximately \$17+ million towards development of the Milpitas Senior Housing Project. Other developer have paid for on and off-site street and infrastructure improvements towards their developments.**

Milpitas continues to work with housing developers and provides initial seed money for the acquisition of land for projects such as Summerfield Homes and Montevista Apartments from County of San Clara and in return for its investment, requires that each project provide a certain number of affordable housing units with long-term affordability restrictions. Recent projects include Senior Housing Project and Parc Place is examples where Milpitas has leveraged its funds to provide affordable housing units.

Also as previously stated, City of Milpitas is negotiating with developers to provide an additional **975 housing units** in which it is anticipated that **275 units will be affordable to very low, low and moderate-income households**. Milpitas will continue to leverage its Redevelopment Agency funds to guarantee the long-term affordability of these units.

The City of Milpitas has completed a Senior Needs Assessment Study, which has identified senior rental housing as a priority need for Milpitas senior population. Milpitas will be proceeding with a comprehensive implementation plan to address the other needs in the senior assessment study.

The following listing identifies the financial resources that have been used to leverage funds within the City of Milpitas:

-Milpitas Public Library	\$39 million (Construction of New Public Library)
-Milpitas Redevelopment Agency	\$28+ million (Affordable housing assistance)
-Milpitas Comm. Center Renov.	\$560,000 (Improvements to Comm. Center)
-Milpitas New Senior Center	\$11 million (Construction of New Senior Center)
-Milpitas ADA Sidewalk Ramps	\$65,000 (ADA Sidewalk Improvements)
-Annual Sidewalk Replacement	\$3,405,000 (Citywide Replacement of Sidewalks)
-Park Renovation Plan	\$868,744 (Miscellaneous Park Renovations)

- County of SC Housing Trust Fund    \$150,000 (Additional \$100,000 to support affordable housing in Milpitas. Milpitas previously provided \$500,000 in 2001)
- County of SC Nutrition Program    \$66,021 (Nutrition Program for Seniors)

The majority of the public service agencies have also leverage their funds with a variety of public and private funding sources including other foundations, corporations, and private donations. Milpitas CDBG application process requires applicants to explain their method and strategy of leveraging funds for their programs and activities. Also, included in the attachments are public facilities and community improvement projects that are funded by the City of Milpitas (which does not use CDBG funds). Milpitas will continue to seek creative and alternative methods to leverage its funds and continue to financially support a variety of housing and public services programs and activities.

### **3. STATUS OF OTHER ACTIONS TAKEN DURING THE YEAR TO IMPLEMENT THE CITY'S GOALS AND OBJECTIVES**

#### **Existing Public Policy**

The City of Milpitas has approved and adopted five (5) important documents which will have a major impact on the City's future housing policies: 1) **The Midtown Specific Plan**, 2) **Milpitas General Plan Housing Element**, 3) **Milpitas Five-Year Consolidated Plan (2002-2007)**, 4) **Senior Needs Assessment Study**, and 5) **Transit Area Specific Plan**

- 1) **Midtown Specific Plan**-Provides for a new vision for approximately 1,000-acre area of land, which is currently undergoing changes, related to its growing role as a housing and employment center in Silicon Valley. Overall, the plan calls for up to 4,860 new dwelling units and support retail development, new office developments at key locations, bicycle and pedestrian trails linking the areas together and new parks to serve residential development.

Residential densities up to 60 dwelling units/per acre will be accommodated with parking reductions for developments with ¼ miles of the Transit-Oriented Development Overlay Zones. The Milpitas City Council adopted the Midtown Specific Plan in March 2002.

- 2) **Milpitas General Plan Housing Element**-As required by State of California Housing Element Law, City of Milpitas has submitted its General Plan Housing Element to the Department of Housing and Community Development (HCD) for there review for certification of compliance. In November 2002, HCD found the Milpitas General Plan Housing Element to be in full compliance with state housing laws and approved certification.

The Milpitas Housing Element identifies housing policies, goals and objectives to meet the housing needs of all segments of the population. As part of the plan, Milpitas (through the Midtown Specific Plan and other sites citywide) have identifies adequate housing sites to accommodate the City's Regional Fair- Share of housing needs (4,348 units) as identified by the Association of Bay Area Governments (ABAG).

- 3) **Consolidated Plan (2002-2007)**-City of Milpitas has submitted its Five-Year Consolidated Plan to HUD in June 2002. The Consolidated Plan is a comprehensive planning document that identifies the City overall needs for affordable housing and non-housing community development activities and outlines the strategy to address the identified needs.
- 4) **Senior Needs Assessment Study**-Identifies objectives and comprehensive view towards the future needs of Milpitas older adults. The goal of the assessment was to provide a working, planning tool based on the stakeholder's participation that will provide the City with a basis for decision-making and determine the priorities for facility development and service delivery in the future.
- 5) **Transit Area Specific Plan**-Preparation of a report for 400+ acres around the light rail and future Montague/Capital Bart station in Milpitas for specific types of land uses, streetscape, design guidelines, and high-density residential development within ¼ mile of the light rail and BART stations. High-density residential development would allow up to 60 dwelling units per acre. The Transit Area Specific Plan has the potential to for 5,000 to 7,000 additional dwelling units in Milpitas.

Also, Milpitas has continued to demonstrate a commitment to providing a variety of affordable housing units (single family, multi-family, increased higher density to accommodate multi-family units, use of the Density Bonus Ordinance, first-time homebuyers program, etc.) to increase the City's housing supply. Milpitas has and will continue to consistently negotiate with developers to provide a percentage of the units as affordable through the use of incentives such as reduction in development standards, waiver of developmental fees, and financial concessions.

**Approximately, 1,941 affordable housing units (including 572 mobilehome park units regulated by rent control ordinance) will exist in Milpitas if all the proposed residential housing units are built, including proposed or are being built in Milpitas over the next 3 years.**

Milpitas has also taken steps to streamline the permit processing procedures to expedite the approval of affordable housing projects. Milpitas in terms of the approval process has given these projects special priority for fast track approval. Over the past year, approximately 1,000 acres of commercial and industry land has been rezoned to

accommodate residential and commercial mixed-use development within the Milpitas Midtown Specific Plan. Milpitas policies as well as its financial commitment will continue to support, maintain and improve on affordable housing opportunities for its residents.

### **Public Housing Improvement and Residents Initiatives**

Presently, there is no public housing within the City of Milpitas.

### **Institutional Structure**

There are no weaknesses identified in the institutional structure.

### **Actions Taken to Overcoming Gaps in Institutional Structures to Enhance Coordination**

Milpitas continues to work closely with the State, County, local jurisdictions, public and private agencies to provide coordinate strategies and available resources within the community. The Milpitas Housing Element serves as the guide to policies and principals in providing affordable, safe and decent housing to all segments of the population.

Also, Milpitas has prepared and submitted its revised Consolidated Plan (2002-2007) to identify its CDBG housing and community goals and objectives over the next five years. Milpitas serves on the Housing Bond Advisory Committee within Santa Clara County to raise approximately \$20 million dollars to address the affordable housing and homeless support programs throughout the entire County. The Santa Clara Board of Supervisor has allocated \$2 million towards these goals. The balance of the funding will be through working with the Silicon Valley Manufacturing Group and its members. Milpitas has allocated \$500,000 towards this goal in 2001 and an additional \$150,000 in 2005.

The \$500,000 allocated by Milpitas is currently being negotiated with Mid-Peninsula Housing and the County Housing Trust Fund to financial assist the Milpitas Senior Housing Project.

Milpitas and Santa Clara County created a partnership on the purchase of County land to develop the 681 units Terra Serena housing development with KB Homes. The County sold the land to the City, which in turn sold the land to KB Homes. **The County of Santa Clara and KB Homes has contributed \$1 million and \$5 million towards affordable housing (Senior Housing Project). KB Homes will also be providing 110 affordable units within their project.**

Milpitas continues to work with HUD and the property owners of Sunnyhills Apartments to maintain the long-term affordability of the 151 rental units for the Section 8 Program.

Milpitas will continue to support and monitor the long-term affordability of these units. Milpitas is also an active member and participant in the Countywide CDBG Coordinators staff meetings to discuss a variety of issues relating to cooperation among jurisdictions to insure that there is not duplication of services and that there is efficient delivery of services as possible.

Milpitas also participates in the countywide CDBG meetings to address a variety of regional issues such as homelessness, fair housing, leveraging financial resources, and affordable housing activities.

Finally, Milpitas continues to support and encourage intergovernmental cooperation among the various public agencies and organizations to foster coordination and avoid the duplication of services and the effective use of financial resources. Projects such the **Countywide Homeless Survey, Fair Housing Report, Formation of the Fair Housing Task Force, Housing Trust Fund, and Live Oak Adult Day Care Services** support for the website are just a few examples of the City of Milpitas collaboration among the other jurisdictions in Santa Clara County.

#### **Lead Based Paint Hazard Reduction**

Milpitas provides information on lead-based paint hazard to all property owners and residents prior to any housing rehabilitation work being performed. If the situation appears to have lead-based paint hazard, the property owner will be notified and further testing will be required to abate the problem. Milpitas has allocated \$60,000 of Single Family Rehabilitation Program Administration funds to implement compliance with the HUD Lead-Based Paint regulations. To date, City of Milpitas has spent **\$2,400** to conduct **5** lead-based paint inspections for the Single Family Rehabilitation Program.

Milpitas will continue to work with its Building Division and County of Santa Clara Environmental Health Department as funding becomes available, in the design and implementation programs related to the detection, abatement, presentation and education of lead paint in the housing stock.

#### **AFFIRMATIVELY FURTHERING FAIR HOUSING**

Milpitas continues to support Project Sentinel fair housing services. Project Sentinel provides fair housing education, enforcement, tenant/landlord and dispute resolution services along with public education and outreach activities for both fair housing and tenant/landlord services for Milpitas residents. During the past year, City of Milpitas has provided **\$ 15,000** in CDBG funds to support Project Sentinel fair housing activities. The formation of the countywide Fair Housing Task Force is steps taken to further address fair housing issues.

On October 4, 2005, City Council meeting, staff will be presenting to the City Council the two-year review of CDBG funding priorities to determine if the Council desires to change its priorities. Part of this presentation included a staff recommendation to increase the amount of funding for fair housing activities from \$15,000 to \$25,000. The original \$15,000 is funded from CDBG Program Administration. The City Council approved the staff recommendation and starting with FY 2006-2007, the additional \$10,000 will be funded on an annual basis from the City of Milpitas Redevelopment Agency 20% Low-Income Housing Set-Aside funds.

On July 6, 2004, the City of Milpitas City Council held a public hearing and adopted the updated Analysis of Impediments to Fair Housing Choice Report. Milpitas will continue to review and implement its Analysis of Impediments to Fair Housing Report (AI Report). The AI Report identified several impediments such as demographics, advertising, cases of housing discrimination, awareness of local fair housing services and public policies housing affordability will be addressed and implemented by Milpitas.

The following actions have been taken during the past year to further implement the recommendations identified in the AI Report:

**Statistical Summary: During the 4<sup>th</sup> Quarter:** Project Sentinel handled a total of 32 calls, of which 2 arose from fair housing cases. The total cases handled were 18 of which 3 were fair housing cases. Including cases opened in prior quarters, 6 landlord tenant cases were closed as counseled and 4 were conciliated. Two cases were mediated, one resulting in an agreement and one resulting in impasse. The remaining are still pending. 9 fair housing cases were closed as counseled, 11 closed as conciliated and one was mediated to agreement.

1. On June 15, Project Sentinel held a half-day retreat for all members of its direct housing staff. The session specially focused on Section 8 Housing Voucher issues, and featured a presentation and Q & A with legal aid attorney specializing in Section 8 representation.
2. The agency continues to sponsor public outdoor advertising in venues such as Valley Transit bus shelters.
3. The agency maintains an up-to-date website, located at [www.housing.org](http://www.housing.org), with a number of pages and links for the agency's mediation and counseling services. The numbers for this quarter remain at the same high level noted in prior quarters.
4. On June 2, the agency's Director of Resolution Programs helped organize and then participated in a meeting in Ventura County statewide Coalition of California Community Mediation Program, affiliated with CDRC, the California Dispute Resolution Council, the principal statewide mediation organization.

5. As part of Affordable Housing Week in Santa Clara County, the agency participated in a Predatory Lending Workshop on May 19 and presented a first-time homebuyers workshop on May 20.
6. On April 27, an agency case manager made a presentation and distributed materials to the volunteers in the Santa Clara County District Attorney's Consumer Protection Unit.
7. On April 27, the agency presented a symposium on fair housing and predatory lending issues entitled Not in Our Neighborhood, attended by more than 100 persons from government, local housing providers and the general public.
8. On April 18, case managers from project Sentinel staffed an outreach table at the annual Tri-County Apartment Owners Association Expo.
9. The agency submitted material for tenant/landlord column, "*Rent Watch*" which is printed in the *San Francisco Chronicle*, *Mountain View Voice*, *Milpitas Post* and the *South County paper*, and in the Tri-County Apartment Association's magazine. The column generates written inquiries from throughout the state. The agency sends a written response to all such inquiries.

**Statistical Summary: During the 3<sup>rd</sup> Quarter:** Project Sentinel handled a total of 38 calls, of which 5 arose from fair housing cases. The total cases handled were 14, of which 3 were fair housing cases. Including cases opened in prior quarters, 5 landlords tenants cases were closed as counseled, 2 conciliated. 2 cases were mediated, both of which resulted in impasse. The remaining are still pending. 2 fair housing cases were closed as counseled.

10. On March 15, the Milpitas Case Manager visited the Community Center and provide program brochures.
11. On March 2, the agency's Director of Dispute Resolution Programs and a fair housing specialist participated in a radio call-in program on the very popular Morning Show on radio station KFOG. Staff answered calls from list.
12. On February 25, the agency's Executive Director and its Director of Dispute Resolution Programs hosted a countywide meeting of below market-rate providers and educators. Those in attendance included local jurisdictions offering BMR programs, agencies providing education and counseling and realtors and brokers.
13. On January 12, two case managers from the agency meet with city's Housing Department staff to describe the agency's dispute resolution and fair housing services and provide written information.

14. The agency continues to sponsor public outdoor advertising in venues such as Valley Transit (VTA) bus shelters.
15. The agency's website, [www.housing.org](http://www.housing.org), is fully updated, with number of pages and links for the agency's mediation and counseling services.

**Statistical Summary: During the 2<sup>nd</sup> Quarter:** Project Sentinel handled a total of 71 calls, of which 3 arose from fair housing cases. The total cases handled were 15, of which 3 were fair housing cases. Including cases opened in the prior quarters, 7 landlord tenant cases were closed as counseled, and 3 were conciliated. The reminder are still pending. One fair housing case was closed as educated, one was closed as counseled and one is still pending.

16. The agency is now listed as a resource on the statewide Senior Legal Hotline website and 800 telephone number.
17. The agency continues to partner with the Santa Clara University Law School clinic program to support that program's tenant workshops and two of which were given in October. The clinic uses the agency's tenant rights leaflets as its course of material.
18. The agency has completed a total revision of its website, located at [www.housing.org](http://www.housing.org) with a number of pages and links for the agency's mediation and counseling services. During this quarter, there were 117,988 "hits on the site. There were 10,691 visits, which is defined as extended viewing of the site.
19. On December 6, the agency's Director of Dispute Resolution Programs participated in a follow meeting to the November 5 statewide meeting.
20. On November 1, the agency's updated its data on the statewide Parent Outreach website hosted by California Institute on Human Services.
21. On October 13, two of the agency's case managers staffed an agency table at the annual countywide Adult Services Resource Faire.
22. On October 11, both the Milpitas case manager and the Milpitas fair housing specialist met with Gloria Anaya to discuss outreach activities and to provide brochures for the city hall kiosk.
23. On October 1, the agency's Director of Dispute Resolution Programs participated in the Stanford Law School Advocacy Skills Seminar, during which he described that agency's services to many attorneys and judges who participated in the program.



**Statistical Summary: During the 1<sup>st</sup> Quarter:** Project Sentinel handled a total of 88 calls, of which 3 arose from fair housing cases. The total cases handled were 16, of which 3 were fair housing cases. Of the tenant-landlord cases closed during the quarter, including cases opened in the prior quarter, 4 were conciliated. The remaining cases were pending. One fair housing case was closed as conciliated, one was closed as referred to HUD and one is still pending, 8 were closed as counseled and one remained open.

Through the quarter, an independent vendor distributed agency brochures when making home visits in Milpitas.

24. On September 3, an agency case manager met with a representative of Catholic Charities of Santa Clara County to describe the agency's services and discuss how the two agencies could coordinate tenant assistance on a countywide basis.
25. On September 2, an agency case manager provided 25 brochures to the Nuestra Casa Family Resource Center, which serves the entire community.
26. On July 22, the agency's Director of Dispute Resolution Programs participated in a Statewide survey conducted by the Public Policy Institute of California and described the agency's services for a paper to be nationally published.
27. The agency submitted material for the tenant/landlord column, "*Rent Watch*" which is printed in the *San Jose Mercury News*, the *San Francisco Chronicle*, *The Filipino Guardian*, and in the Tri-County Apartment Association's magazine, *Apartment Management* as well as out-of-area publications such as the *Los Angeles Times* and the *Sonoma Press Democrat* and the *Marin Independent Journal*. The column generates written inquiries from throughout the state. The agency sends a written response to all such inquiries.
28. Project Sentinel continued to sponsor public outdoor advertising in venues such as Valley Transit bus shelters
29. During the past program year, Project Sentinel provided the following fair housing and tenant/landlord dispute resolution services:

Housing information and referral calls were handled for 276 residents

- b. Project Sentinel investigated a total of 60 cases involving discrimination on the City's behalf.
- c. A total of 35 outreach sessions were held to benefit the general public regarding fair housing issues. Also, on-going advertising and continued outreach campaign to heighten public awareness of discrimination and fair housing services were provided.

- d. Follow-up services included conciliation, legal referral, and contact with apartment owners and managers for 55 residents who alleged discriminatory practices by housing providers.
- e. Housing and training seminars for tenants, owners, and managers were provided.

### **Other Policies to Further Fair Housing**

Milpitas continues to support and encourage developers to consider higher density residential projects through the use of the Density Bonus Ordinance as the vehicle to increase the availability of affordable housing units, which furthers the goals of affordable housing for low and moderate-income families.

Milpitas Planned Unit Development (PUD) permit process allows for higher density (20-40 dwelling units/per acre), if the applicant can demonstrate a public benefit. Housing developers has used this permit process to increase the density on their site (high-density multi-family developments) with affordable housing serving as the public benefit.

Milpitas has adopted the Midtown Specific Plan to accommodate densities up to 60 dwelling units/per acre in specific locations with 1/4 mile of the two light rail transit stations being proposed within Milpitas. The proposed Midtown Specific Plan will accommodate a range of 4,000-5,000 dwelling units of various housing types and styles.

Milpitas is also preparing a Transit Area Specific Plan for those properties that are located within 1/4 mile of the transit stations (light rail and BART). Residential properties within this designated area will be classified as multi-family very high-density residential development with a transit oriented overlay. Densities up to 60 dwelling units/per acre will be allowed within this zoning district. A total of approximately 400+ acres around the light rail and Montague/Capital Bart station will be designated. The Transit

Milpitas is currently meeting with Project Sentinel and has contacted the property owners of the four (4) mobilehome parks within Milpitas to conduct a tenant/landlord seminar to discuss the fair housing rights of both parties. It is anticipated that the tenant/landlord seminar will be conducted on late September or early October.

Milpitas has also provided funding to Emergency Housing Consortium of Santa Clara County, Inc. which provides a renter education program that includes information about legal protection against discrimination. Milpitas Housing Programs (i.e. single family housing rehabilitation, first time homebuyers, and rental units) has actively pursued an affirmative action plan. The loans to assist low and moderate-income households are available to all persons of the City of Milpitas. Minority participants are actively sought.

Brochures, public handouts and other fair housing information (Security Deposit, Tenant Responsibilities, Remedies for Obtaining Repairs, Tenant/Landlord Mediation, How to Protect Tenant Rights, etc.) are available at the Public Service Information Counter at City Hall. Copies of all handout information are provided in Spanish and Chinese languages.

The best means to further the housing opportunities for its diverse population is to continue to provide housing programs in the City, which preserves and expand the existing housing stock especially for large families with children. The narrative within the Consolidated Plan illustrates that the City's use of CDBG and other funding resources were directed towards meeting this goal.

### **CONTINUUM OF CARE NARRATIVE**

Milpitas will continue to fund the operation of a variety of support services and programs to address the needs of the homeless persons and the special needs of persons that is not homeless but requires supportive housing. The support services and programs includes the following:

**Alum Rock Counseling Center/Crisis Invention Program** (15 very low-income persons) which provides counseling, information and referral assistance to help individuals finds those services which most suit their particular needs and **Catholic Charities Long Term Care Ombudsman Program** which provides services to long term care facilities through regular site visits by trained certified community volunteers who respond to complaints mediate fair resolution to problems and advocate quality care for senior citizens (64 frail chronically ill elderly residents).

Also, **Second Harvest Food Bank** (340 households) and **Milpitas Food Pantry** (1,560 persons), which provides weekly food supplements to low-income persons.

Supportive housing programs includes funding for **Emergency Housing Consortium** provides shelter and support services to homeless adults, youths and families (4,500 shelter nights for 55 Milpitas residents), **Catholic Charities of Santa Clara County** which provides shared housing for single parent families primary very and low-income persons (14 persons), and **Support Network for Battered Women** which provides peer and clinical counseling in both individual and group setting (15 women and their children).

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The goals of funding these supportive services, programs and housing activities are to assist homeless and non-homeless persons (individuals and families) on making the transition to permanent housing and independent living. Milpitas will continue to implement its Continuum of Care Strategy and take appropriate actions to provide funding to address the needs of its homeless and non-homeless populations.

## **5. ACCOMPLISHMENTS**

### **(1) Households and Persons Assisted**

This section identifies the number of households and persons assisted through the various programs, activities and projects during the past FY 2005-2006. Milpitas has used its CDBG funds and other available resources to serve a wide range of very low and low-income households with a combination of housing rehabilitation services and providing affordable housing alternatives. The following information below outlines the specific goals established by the Plan and the accomplishments for the various categories of assistance:

#### **Programs and Services to Address the Needs of Homeless Persons and Special Needs**

1. **Milpitas Food Pantry** provides monthly supplemental food supplies to very and low-income families.
2. **Catholic Charities of Santa Clara County** provides housing services to primarily very and low-income single parent families. Services are provided to help these families find affordable housing by sharing. Also, the program offers case management and rental assistance.
3. **Emergency Housing Consortium** provides shelter and support services to homeless men, women and families with children to break the cycle of homelessness. Programs include housing, education, employment and self-sufficiency. A total of 4,500 nights of shelter have been provided to 55 Milpitas residents. Also, the "Our House" shelter for runaway youths (when constructed and completed) will provide housing for 8 Milpitas youths.
4. **Housing Trust Fund of Santa Clara County (Silicon Valley Manufacturing Group)** to provide over 5,000 new affordable housing units homeless population and Silicon Valley workers. Milpitas has provided \$650,000 towards the Housing Trust Fund.

#### **Program and Services to Prevent Persons and Families from Becoming Homeless**

1. Milpitas has provided **\$502,458** for service programs, which provided food, shelter, clothing, and other assistance to homeless persons, which served **4,723** persons.
2. Milpitas continues to monitor the Sunnyhills Apartments (151 units) and the other 180 Section 8 Program tenants that have obtained vouchers in Milpitas to prevent the at-risk conversion to market-rate units and the displacement of existing low income

households. Milpitas will continue to work with the property owner and HUD to maintain its long-term affordability.

**Programs and Services to Address Homeless Persons, Including Those with Special Needs, to Transition to Independent Living**

1. **The Second Harvest Food Bank “Operation Brown Bag”** provides weekly groceries to very low-income persons to supplement their diets. The program also conducts quarterly nutrition and food safety classes. A total of **340** households received 7 to 13 food items per week.
2. **Support Network for Battered Women** provides comprehensive services including crisis response, shelter, individuals and groups counseling, legal assistance and community education for battered women and their children. The program also operates a 20-bed shelter facility for battered women and their children. A total of **15** Milpitas has benefited from this program.

**Actions to Assist Non-Homeless Elderly Persons**

1. Milpitas has funded several programs which provided assistance and services to the elderly population such as **Economic and Social Opportunities, Inc.** provides home improvements services to senior homeowners, **Senior Adults Legal Assistance** provides free legal services to Milpitas elderly, **Project Sentinel** provides fair housing and mediation service, **Milpitas Food Pantry and Second Harvest Food Bank** provides food and Project Match provides affordable shared housing for senior residents.
2. **Long Term Care Ombudsman Program** provides on-going care to six (6) long term care facilities in Milpitas through regular site visits by trained certified community volunteers who provides quality care to 64 frail, chronically ill, primarily elderly residents in those facilities.
3. **Milpitas Senior Center Renovations and Improvements**-Continuation of the renovations and improvements at the Milpitas Senior Center. The next phase of improvements included facility roof replacement and seismic upgrades and HVAC improvements.
4. Milpitas along with the County of Santa Clara provides a Nutrition Program which serves approximately 80 senior citizens at the Milpitas Senior Center.

### **Actions to Assist Persons with Physical or Mental Disabilities**

The City of Milpitas has committed General Funds, Redevelopment Agency and CDBG Funds through its Capital Improvement Program (CIP) budget for the following on-going projects:

1. Park Renovation Plan-This project involves the replacement of equipment and new floor matting that will be ADA accessible. The City of Milpitas has allocated **\$868,744** for this project.
2. Annual ADA Sidewalk Ramps-This project involves the installation of sidewalk ramps at street intersections in order to meet ADA requirements. The City of Milpitas has allocated **\$65,000** for this project.
3. Proposition 12 Park Bond-This project involves the playground safety and access (ADA) upgrades to four city parks with equipment made from recycling materials. The City of Milpitas has allocated **\$1 million** for this project.
5. Selwyn Park Improvements-This project involves a new playground, play safety surfacing, a basketball court, new walkways, site amenities, landscaping and related improvements (including ADA accessibility) The City of Milpitas has allocated **\$243,000** for this project.
6. Audible Pedestrian Signal Installation-This project involves the installation of audible pedestrian signal indicators and improved pedestrian buttons at key intersections throughout the City. This will assist the visually impaired and elderly when crossing the street. The City of Milpitas allocated **\$149,000** for this project.
7. Senior Center-Milpitas will be constructing a new Senior Center. The City of Milpitas existing library site at Civic Center will be remodeled as a permanent Senior Center Facility. City of Milpitas will allocate **\$11,000,000**for this project.

A total of approximately **\$13,325,574** has been allocated in the City of Milpitas Capital Improvement Program (CIP) budget for the installation of these improvements and ADA compliance requirements.

### **Actions to Assist Persons with Alcohol or Other Drug Related Problems**

Milpitas provides CDBG funding to the Asian American Recovery Center to provide substance abuse prevention, intervention and treatment services. Also, Milpitas has committed General Funds for the Police Department to participate in the DARE Program, which provides education and counseling to Milpitas students and their families. The City of Milpitas spends approximately \$10,000 per year on community outreach for this project.

### **Actions to Taken to Improve Public Housing and Residents Initiatives**

There are no public housing units within the City of Milpitas.

### **Actions to Address Obstacles to Meeting Undeserved Needs**

The most significant obstacle to addressing the undeserved needs of Milpitas residents continues to be the general lack of funding to appropriately allocate resources to provide assistance to the homeless, elderly, female headed households, domestic violence victims, and other special interest groups with specific needs. Since becoming an "entitlement city", CDBG funds have increased from \$190,000 to \$711,000 enabling the City to provide additional funding to these organizations. Milpitas consistently negotiates with non-profit and for-profit housing developers to increase the supply of affordable housing.

Many of these affordable housing developments are structured with long-term loans and required that the proceeds from the projects be put back into the development with reduced or subsidized rents (i.e. Terrace Gardens).

### **Actions to Foster and Maintain Affordable Housing and Eliminating Barriers to Affordable Housing**

Milpitas has previously worked with HUD and the property owners of Sunnyhills Apartments to maintain the long-term affordability of the 151 units' at-risk of conversion to market rate units for very low and low-income persons. Milpitas has approximately 1,100+ affordable housing units with long-term affordability restriction agreements, with an additional 174 affordable units current being negotiated with staff and developers.

Also, citywide Mobilehome Park Rent Control Ordinance provides another means of affordable housing with 572 mobilehome units. Milpitas has worked very closely with Project Sentinel on eliminating barriers to affordable housing. Additional outreach efforts including seminars and workshops have been held with local property owners/managers to discuss housing discrimination and flyers, advertising on cable television are made available to the public.

Milpitas also works very closely with Project Sentinel (The City's Fair Housing Provider) to eliminate fair housing barriers. to provide public information on the City's cable TV, website and public information counter. Information is provided in different languages.

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Public announcements and fair housing information is provided in the Milpitas Post newspaper.

### **Actions Taken to Reduce the Number of Persons Living Below the Poverty Level**

Milpitas has continued to fund a variety of support programs and activities that provides food, clothing, job training, counseling, rental assistance and crisis intervention to prevent individuals and families from becoming at-risk of being homeless.

Milpitas Food Pantry and Second Harvest Food Bank provides nutritional meals to supplement low and moderate-income households.

Fair Housing and tenant-landlord mediation is provided through Project Sentinel in addressing fair housing issues and complaints regarding landlords increasing rental housing above and beyond the means of many low and moderate income renters and preventing unnecessary evictions.

Milpitas annual provides **\$66,021 (including, \$15,500 for ethnic meals for different ethnic groups)** from its General Funds to assistance in the Senior Citizen Nutritional Program. Milpitas actively participates in COFFY (Community Opportunities for Families and Youths) a locally based grass-roots organization established to assist families and youths at-risk.

Milpitas has also continued to work with County of Santa Clara Social Services Agency to refer low-income families to programs such as Cal Works poverty level. Santa Clara County has experienced a decline in all public assistance programs including Medi-Cal, Food Stamp, and Foster Care Cash Aid programs, by two percent, seven percent, and seven percent respectively. A total of 7,121 Milpitas households in the county received some form of public assistance from Cal-Works aid.

Milpitas has also worked with Santa Clara County Housing Authority to notify Milpitas residents when the Housing Authority accepted applications for Section 8 housing for the first time since 1997. Notification and announcements were provided to Milpitas residents in four different languages, on cable television, City's website and was posted at the public library and other public buildings within the City of Milpitas. Recently, the Housing Authority has obtained 1,000 new Section 8 vouchers for low-income tenants within the county.

A total of 27,000 registrations were received countywide including 62 Section 20 waiting list registrants and 659 Section 8 tenants residing in Milpitas. To date, 15,826 residents have received Section 8 vouchers and 8,000 county residents are on the 2-3 year waiting list. Milpitas will continue to seek and explore creative and innovative ways to promote and encourage affordable housing developments with the use of local funds, streamlining the approval process and negotiating with developers on long-term affordability restrictions.



### **Actions Taken to Ensure Compliance with Program and Comprehensive Planning Requirements**

Milpitas consistently monitors its CDBG grantee subrecipients and projects to ensure compliance with the program goals and objectives and comprehensive planning requirements. Monitoring includes review of quarterly report to determine if goals are achieved, invoices and review of agency audits, financial records, and clientele files. Staff also conducts annual on-site monitoring. The Milpitas Community Advisory Commission (CAC) and City Council conducts annual public hearings on its Action Plan, CAPER, and the allocation of CDBG funds to provide the general public the opportunity to review and comment on the use of CDBG funds.

### **Public Facilities and Improvement Needs**

Milpitas has committed General Funds and Redevelopment Agency with Capital Improvement Projects (CIP) funding to provide improvements to street infrastructure, drainage improvements within low and moderate-income neighborhoods to improve on the quality of life for those residents. These improvements includes ADA compliance, infrastructure, Senior Center, Sports Center, public safety, pedestrian walkways, water master plan update, urban runoff pollution program, etc. Included in the attachments are listings of public facility and improvement projects that have been funded by the City of Milpitas to address these community needs.

## **6. SELF EVALUATION OF PROGRESS IN ADDRESSING IDENTIFIED NEEDS AND OBJECTIVES**

Milpitas appears to be on target to meet its anticipated goals and objectives outlined with the Five-Year Consolidated Plan. The City's Redevelopment Agency has provided approximately **\$35+ million** along with CDBG funds to subsidize a variety of housing programs (i.e. first time homebuyers, multi-family and senior units). Public Service programs and support services have been carefully prioritized and funded to benefit the greatest number of Milpitas residents. Housing, public services, seniors and homeless populations has been given special care and attention in addressing their needs.

The three main goals and objectives, which the City is presently behind on meeting its schedule, are: 1) Assisting first-time homebuyers on participating in the Mortgage Credit Certificate Program and 2) Assisting on obtaining Section 8 Voucher and Certificate, and 3) the development of the Senior Housing Project.

The Mortgage Credit Certificate Program for first-time homebuyers continues to be extremely difficult to achieve based on the limited mortgage credit credits issued by the State of California to Santa Clara County. This program has been reduced by almost 80% Countywide. This goal appears to be unattainable unless additional funds sources are

available. Housing Authority of Santa Clara County previously opened its waiting list for Section 8 applicants. Currently, 628 Milpitas residents have Section 8 active vouchers and 108 residents are on the waiting list. Milpitas provided this information to the general public through public notices, cable television, and City's web site. Milpitas also received numerous phone calls from local residents on where and how to apply for the County's waiting lists.

Also, additional the proposed 102-unit Senior Housing Project. Milpitas has allocated \$9.6 million from its Redevelopment Agency 20% set aside housing funds for this project. The senior housing project will include all units at 25%-40% (extremely low and very low-income) of Area Median Income (AMI). Upon occupancy in early 2008 Milpitas will have 252 deed restricted affordable housing units for its senior residents.

Low-income housing tax credits and HOME Program is two funding sources that are being considered for these projects. Milpitas Public Facilities and Improvement needs had largely been funded through the City's Capital Improvement Program (CIP) budget, which addresses citywide problems such as infrastructure, parks, and other types of recreational activities.

In general, Milpitas appears to be well on its way on meeting or exceeding its goals and objectives that have been identified within the Consolidated Plan (2002-2007) and has started to formulate its strategy.

## **7. CITIZEN PARTICIPATION**

As outlined in the Milpitas Citizens Participation Plan, the Draft CAPER Report was prepared and made available to the public for review for 15 days from **August 24 through September 8, 2006**. A public advisement notice was placed in the local Milpitas Post Newspaper advertising the availability of the CAPERS Report. In addition, copies of the report were mailed to all organizations, grantees, and other people who have expressed an interest in the City's CDBG Program. Copies of the report were also available at the Public Library and City of Milpitas information desk and public counter.

The Milpitas City Council will hold a public hearing on September 19, 2006 at 7:00 p.m. in the Milpitas City Hall, 455 E. Calaveras Blvd. to adopt the CAPER.

### **Summary of Public Comments Received**

All public comments received by the City of Milpitas will incorporated into the final CAPER to be forwarded to HUD by September 29, 2006.

**Public Comments**

To be submitted after September 19, 2006, Milpitas City Council Public Hearing meeting.